



PLANNING AND ZONING COMMISSION

AGENDA FOR REGULAR MEETING

NOVEMBER 24, 2014

PLANNING AND ZONING COMMISSION:

Ray Morse, Chair
Larry Muench, Vice-Chair
Lindsey Devereux, Secretary
Michael Pratt
Mark Hopkins
Mayor Sally Faith
Mary Ann Ohms, City Council Liaison
John Feldt
Dan Nottmeyer
Steve Hollander

Commission Members:

The regular meeting of the St. Charles Planning and Zoning Commission will be held on **Monday, November 24, 2014, beginning at 6:30 p.m.** on the fourth floor of City Hall in the City Council Chambers, 200 North Second Street, St. Charles. Following is the agenda for this meeting.

1. Call to order and call the roll.
2. Approve the minutes of the October 27, 2014 Planning and Zoning Commission regular meeting.

CONSENT AGENDA: Site Plan

3. Case No. SP-2014-43. (Bax Engineering – Larry Walker). An application for a Site Plan approval for an accessory storage shed in the R-3A Multiple Family Residential District, specifically to construct a 20 ft. by 32 ft. shed in the northeast corner of Sunbrook Apartments at 3600 Harry S. Truman Boulevard. The subject property is 29.28 acres and is located in Ward 6.

CONSENT AGENDA: Site Plan Amendment to Previously Approved Site Plan

4. Case No. SP-2014-44. (Bax Engineering – Larry Walker). An application for a Site Plan approval to amend a previously approved site plan (SP-2014-34) within the I-1 Light Industrial District, specifically to approve revisions to the storage layout at 3251 Harry S. Truman Boulevard. The subject property is 45.17 acres and is located in Wards 6 & 8.

CONSENT AGENDA: Easement Vacation

5. Lot 1804 of New Town at St. Charles Subdivision. Partial vacation of an existing rear yard public utility easement consisting of approximately 13 square feet (0.5' x 26') of land located on Lot

1804 of Plat One-A-3 within the New Town at St. Charles Subdivision also known as 3228 Reed Crossing Street.

PUBLIC HEARING: Conditional Use

6. Case No. CU-2014-31. (Cool Touch Graphics) An application for a Conditional Use Permit from §400.240(C)(1)(a) for an automotive business within the I-1 Light Industrial District, specifically to operate a business that produces and installs decals and graphics on vehicles in addition to producing storefront graphics and decals at 40 Walsh Court, Unit 1 which is located within a building originally built for office/warehouse uses. The subject property is 1.41 acres and is located in Ward 8.

PUBLIC HEARING: Rezoning

7. Case No. Z-2014-11. (Musler Engineering Company) An application to rezone land and vacated right-of-way located north of First Capitol Drive (just west of the Kingshighway Street and First Capitol Drive intersection) from the C-2 General Business District and the R-1E Single-Family Residential District to the O-I Office Institution District. This property is currently a part of the Lindenwood University campus. The subject area for rezoning is approximately 5.21 acres and is located in Ward 9.

PUBLIC HEARING: Text Amendment to Zoning Ordinance

8. Case No. TA-2014-8. (City of St. Charles). Text Amendment to Zoning Ordinance Section §400.580 Maximum Heights, to exempt public water storage tanks from the maximum heights of Chapter 400 (the Zoning Code).

DISCUSSION ITEM:

9. Discuss Temporary Retail Sales uses (§400.480) within the City of St. Charles as requested by the Planning and Zoning Commission at the October 27, 2014 meeting.
10. Approve 2015 Planning and Zoning Commission Meeting Dates and Deadlines.

Adjourn

*The next regular meeting of the Planning & Zoning Commission is scheduled for **December 15, 2014.***

The City of St. Charles offers all interested citizens the opportunity to attend public meetings and comment on public matters. If you wish to attend this public meeting and require an accommodation due to a disability, please contact the Office of the City Clerk to coordinate an accommodation at least two (2) business days in advance of the scheduled meeting at 636-949-3282 or 636-949-3289 (TTY – for the hearing impaired). The City of St. Charles, Missouri fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information or to obtain a Title VI Complaint Form, please call the City Clerk's Office at 636-949-3282 or visit City Hall located at 200 North Second Street, St. Charles, Missouri, 63301.

Posted 11/20/14 @ 11:30 a.m. By DKL